

## **MINUTES**

### **CITY OF IMPERIAL BEACH DESIGN REVIEW BOARD REGULAR MEETING**

**THURSDAY, APRIL 20, 2017 – 4:00 P.M.**

**Council Chambers  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932**

#### **CALL TO ORDER**

Chair Pamintuan called the meeting to order at 4:06 p.m.

#### **ROLL CALL**

Board members Present: Pamintuan, Smith, Beltran, Hunter, Voronchihin  
Board members Absent: None  
Staff Present: Assistant City Manager Dush, City Planner Foltz, Deputy City Clerk Carballo

#### **PUBLIC COMMENTS**

Michael Carey voiced his concerns regarding the IB Hotel project stating the set backs and step backs were not adequate, the building inhibits public view of the pier, and it was unclear what was approved as far as parking. He also stated it was inappropriate for the developer to provide information regarding the "Estuary Viewing Area" after the public comment period. He stated the viewing area was initially, in the staff report, presented as a larger beach viewing area. He was concerned with the strict limitations on who can use it and when, that there was no public access to the viewing area unless you are a patron of the hotel or restaurant, that the management had total control over this area and could change it at any time and the developer should have presented this information prior to public comments so the public could have had an opportunity to respond to these issues. He suggested an option to revisit this issue.

Randy Putland stated his concerns regarding the IB Hotel presentation. He expressed disappointment that the board did not address his concerns such as the height of the retail space, setbacks and step backs, taking of public property for development, etc. as per the letter he submitted to the board. He stated even though the Design Review Board is an advisory board, their vote carries a lot of weight. He suggested providing more details in the reports and referring to the approved ordinances.

#### **CONSENT CALENDAR (1)**

None.

#### **BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT (2.1)**

- 2.1 **REPORT: SADBERRY-PALM, LLC (APPLICANT); CONSTRUCTION OF A HOTEL ON A 1.4 ACRE PORTION OF THE 4.75 ACRE BREAKWATER COMMERCIAL/RETAIL CENTER ON THE SOUTH SIDE OF STATE ROUTE 75/PALM AVENUE BETWEEN 9TH & 7TH STREETS (ALSO KNOWN AS 9TH & PALM). MF 1062.**

Board Members Voronchihin, Hunter, Beltran and Pamintuan disclosed that they had visited the site.

City Planner Foltz gave a PowerPoint presentation and reported on the item.

In response to member Hunter's question, City Planner Foltz stated the Breakwater project includes the proposed hotel and Phase 1 (retail shops under construction). The proposal for the hotel came forward because the developer has not been able to secure tenants in the remaining two buildings where the hotel site is now proposed.

In response to Member Beltran's suggestion on an overlay or side by side rendering to compare what was previously approved and what is being proposed now, City Planner Foltz reviewed some of the diagrams again to clarify stating the plans were updated to include more landscaping and they did a shift to allow for more parking. The other buildings and access points haven't changed. Only the hotel area has changed.

Member Beltran requested having an elevation showing the front of the hotel from highway 75.

In response to member Smith's question, City Planner Foltz stated there were no substantial departures from building codes as the zoning allows for hotel, 4 stories, 40 feet and for this type of use.

Member Voronchihin agreed with member Beltran and stated he would like to see an elevation that included the previously approved and the proposed project in a continuous elevation as seen from Palm Ave.

Colton Sudberry from Sudberry properties reported on the project. He stated it was difficult to find tenants for the west side of the project, and after speaking with City staff, it made more sense to put in a quality hotel. They are currently working with the Hampton Inn for this project.

In response to comments from Member Beltran and Chair Pamintuan regarding providing a continuous elevation so the residents and neighbor have a better idea of the project, Mr. Sudberry commented the full elevation presentations have been made at the public workshops.

In response to Chair Pamintuan's question, Mr. Sudberry stated the tenants for the shopping center should be up and running in July.

Chair Pamintuan commended Sudberry properties on their design of the shopping center including the tower and the beachy feel. He stated the hotel was too boxy and suggested incorporating a better design element.

Estean Lenyoun, Partner with Sudberry, stated several of the residents/neighbors were to give input and the hotel brand gives you restrictions regarding what you can and can't do as far as the building design.

Mr. Colton stated the design is more contemporary but it does include pop out walls, a trellis structure over the main lobby and the porte cocher is very long to be more inviting and it breaks up the size of the building. He also stated that because the hotel only has 100 rooms, the building mass will actually be a lot smaller than it looks on the renderings.

In response to Member Beltran's question, Brian Hansen with JWDA Architecture, stated the roof on the porte cocher will be made of metal and all the colors will tie into the shopping center.

In response to member Smith's question, Mr. Sudberry stated they have worked very closely with both architectural firms to ensure the designs, materials and landscaping are all cohesive.

In response to member Hunter's concerns about adequate parking and what impact that would have on the residents, Mr. Colton stated the hotel doesn't require a lot of employees and less than 1 spot is needed per room as the hotel will never be 100% full. There should not be issue with the parking.

City Planner Foltz stated the design is well above the code requirement of 65 parking spaces as the design includes 101 spaces for the hotel and 148 parking spaces throughout the rest of the commercial center.

In response to questions from Member Beltran and Member Voronchihin, Mr. Sudberry stated the sign will follow ordinance guidelines, will be the hotel brand and will be placed above the front entrance.

In response to Member Voronchihin's question, Mr. Sudberry stated the Hampton Inn wanted to keep their layout as far as the rooms are concerned but gave more leeway in the design of the building. If the design were to be changed it would be brought back to the Design Review Board.

In response to member Beltran's question, City Planner Foltz stated there will be a more final landscape design provided and no, the landscape design does not go to the county, and it is reviewed by City staff.

In response to Member Voronchihin's question, Mr. Sudberry stated the building will be built above LEED standards including guidelines from the recently passed Title 24, but will not be certified.

In response to Chair Pamintuan's question, Mr. Sudberry responded there were several hotel brands that were interested but some of those were not wanted by the community. Hampton is a good business service hotel and will be excellent for the various Navy consultants who come to the area along with their families.

Chair Pamintuan, voiced his concerns regarding the graffiti on the wall in the alley and transients in that area. He inquired where the outdoor plaza was going to be located.

Mr. Sudberry stated the wall is not a smooth wall which should deter graffiti, and in his experience people tend to loiter more in retail establishments and there will be roaming security.

Mr. Hansen stated that is one of the advantages to bringing in a hotel - there are more people coming and going, cameras, an onsite manager and there will be a fence around the hotel so there will be no access from the back alley.

Bob Miller, Co-Chair of the Seacoasters, was in favor of the project stating it fills the need as the City does not have anything like it, compliments the shopping center, Pier South and the new IB Resort hotel and it will be a big help generating revenues. He recommended the Board use Virginia Beach Town Center as an example of what can happen with SR 75 and Palm Ave.

Jack Van Zandt, on behalf of the BID, stated the project should be approved as soon as possible as the City could not continue with rundown buildings with marginal retailers on Palm and SR 75. The Chamber recommends approval as it is a project needed both by businesses and the community.

Estean Lenyoun with Sudberry stated there are beautiful hotels along the ocean front and the City of IB needed a beautiful 1<sup>st</sup> class hotel that was affordable, that is a very important component to rounding out the City.

Jack Fisher commended Sudberry for the beautiful shopping center and for delivering on what they expressed to the residents and the community. He stated this will improve the City and is behind it 100%.

Toni Nagy, who lives next to the alley, commended Estean Lenyoun for responding to issues in a very timely manner and keeping the residents informed. She is happy to see the shopping center and feels it will raise property values. She would like to see a side by side model of the entire project.

Pat Flowers stated the design was very artistic and appreciated the beachy colors. She inquired if there would be solar panels on the roof. Assistant City Manager Dush stated they will catalog the questions and answer them at the end. She voiced concerns on having access to the alley from 9<sup>th</sup> street as that will deter unlawful behavior, parking for the hotel employees and traffic congestion.

Dr. Parmela Sawhney, was concerned because people park in front of her business taking away spaces for her patients. She wanted to know what could be done about that, what will the fence between the development and the property look like and will there be foliage. She is in favor of the hotel but would like to protect her property.

Dan Malcom, speaking as a community resident, stated he was in favor of the project stating neither the developer nor the hotel will cut any corners. He commended Sudberry for their efforts in gaining tenants, stated the hotel will complement the use of the shopping center, it will be good for military personnel and it is economically good for the City.

Randy Putland spoke in favor of the project as opposed to what was previously there. Having more people around will help with issues in the alley. He liked that the walls are not flat and boxy, the setbacks look good from street levels, the hotel will generate TOT and there is adequate parking per the ordinance.

Michael Carey expressed he was happy to have an exclusively commercial project. He questioned whether the site plan needed to be approved before the hotel was approved. He would like to see a rendering of how the property steps down from 7<sup>th</sup> to 9<sup>th</sup> Street, and voiced concerns about guests on the fourth floor of the hotel looking out into the neighborhoods. He encouraged the Board take their time to have all the information they need.

Assistant City Manager Dush responded to the questions from the public. He stated as far as the alley access, at one of the last meetings it was determined there would be no vehicular access but it would be a continuation of pedestrian access. The posts blocking vehicle access from the alley could be removed if emergency access was needed. The parking meets or exceeds the amount of required parking. As far as Mr. Carey's question the City is amending the initial entitlement for the project, replacing the west buildings and modifying the usage from retail to hotel usage.

Mr. Sudberry stated a decision has not been made on solar panels, he has not been made aware of parking problems due to construction and if someone is parking illegally they need to be towed.

Member Voronchihin and Member Hunter spoke in favor of approving the project as their concerns have been answered.

Member Beltran stated he would like to recommend approval with conditions including renderings depicting the change in elevation from 7<sup>th</sup> Street to 9<sup>th</sup> Street, views from Palm

Avenue, and views from the hotel looking into the community, what the signage would look like, and a more finished landscape plan.

Member Smith stated it was an attractive building, he liked the landscaping and the use of the property. He thanked the developers and the residents for their input and would like to recommend for approval.

Board Member Hunter expressed sympathy to the potential loss of privacy with for the residents and neighbors due to the height of the hotel.

Chair Pamintuan thanked City staff and Sudberry for their efforts and for providing feedback and sharing their concerns. He recommended the project for approval.

**MOTION BY SMITH, SECOND BY VORONCHIHIN, TO RECOMMEND THE PROJECT FOR APPROVAL TO CITY COUNCIL.**

Board discussion ensued to clarify the motion made.

**MOTION BY SMITH, SECOND BY HUNTER, TO RECOMMEND APPROVAL TO CITY COUNCIL WITH THE CONDITION THE DEVELOPER PROVIDE A DESIGN VIEW DEPICTING THE ENTIRE SITE (BREAKWATER AND THE HOTEL) SIDE BY SIDE, A MORE FINALIZED LANDSCAPE PLAN INCLUDING LOCATION OF TREES, AND PICTURES OF THE FINAL SIGNAGE. MOTION CARRIED UNANIMOUSLY.**

**INFORMATIONAL ITEMS/REPORTS**

None.

**ADJOURNMENT**

Chair Pamintuan adjourned the meeting at 5:54 p.m.

\_\_\_\_\_/s/  
Sunem Carballo,  
Deputy City Clerk

\_\_\_\_\_/s/  
Dante Pamintuan,  
Chair